



**Office of the Mayor**

January 20, 2014

Mr. Don West  
Environmental Management Support, Inc.  
8601 Georgia Avenue, Suite 500  
Silver Spring, MD 20910

Re: FY2013 Brownfields Grant Proposal  
\$200,000 U.S. EPA Brownfields Hazardous Substances Assessment Grant  
\$150,000 Petroleum Assessment Grant  
Huntington, Indiana

Dear Mr. West:

The City of Huntington (the City) is submitting the enclosed application for a Community-wide EPA Assessment in the amount of \$200,000 for hazardous substances and \$150,000 for petroleum sites.

The City is located 25 miles southwest of Fort Wayne, Indiana situated at the fork of the Little Wabash River and Wabash River. Comprised of 8.4 square miles the City serves as the county seat. Founded in the early 1800's, Huntington became known as the "Lime City" due to lime production. By 1885, there were over 31 lime kilns in the City. As the lime industry grew, other industries located in the City. With the decline of the lime industry, a downward spiral ensued that the City has struggled to overcome. Currently, the City has over 700,000 square feet of vacant industrial buildings. Buildings that recently housed companies providing good-paying jobs now sit vacant. The City's poverty rate is an unacceptable 112% higher than the state average and the city's per capita income is a meager \$17,992, 34.1% lower than the national average. As outlined in the application, these numbers are far worse in the neighborhoods that are being impacted by the City's brownfields; a textbook example of environmental injustice. The City is mired in a systemic economic crisis, with families struggling to meet basic needs. The citizens of Huntington are also very concerned the effect brownfields are having on the ecosystems of our two rivers.

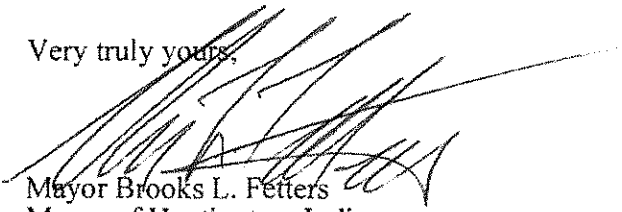
The City has identified over 125 potential brownfields and the Indiana Department of Environmental Management has identified over 60 sites of known or suspected environmental contamination, most located in or around impoverished neighborhoods. While we were completing our City Comprehensive Plan in September of 2012, we listened to the concerns of our citizens and business leaders regarding the potential health effects and economic impact brownfields were having on the city and we are committed to addressing these concerns. Despite years of struggling with declining tax revenues and being forced to reduce our city staff, tackling these brownfield issues is the City's top priority and we have been diligent in saving money to meet this challenge. Over the past year we developed and began implementation of a brownfield plan. We have met with U.S. Senator Joe Donnelly (support letter is attached) to discuss our issues and funding options, we retained a consultant to perform an initial demolition assessment on HK Porter (our top brownfield threat) and retained legal counsel to assist with the tax

and prepare the sites for immediate redevelopment. Unfortunately we cannot fully implement our plan without this grant, as our available funds will not be enough to cover both assessment and demolition/cleanup and waiting while we save additional funds will only further expose our citizens to environmental threats, impede efforts to redevelop these sites and create new economic opportunities for our struggling families and the downward spiral will only continue. The City wants the EPA to be our partner in starting a sustainable transformation in the City of Huntington.

The following applicant information is provided as part of the Grant Application:

- a. Applicant Identification: City of Huntington  
300 Cherry Street  
Huntington, Indiana, 46750
- b. Dun and Bradstreet (DUNS): 040270639
- c. Funding Requested:
  - (i) Grant type: Assessment
  - (ii) Federal Funds Requested: \$350,000
  - (iii) Contamination: \$200,000 Hazardous Substances and \$150,000 Petroleum
  - (iv) Community-wide
- d. Location: City of Huntington, Huntington County, Indiana
- e. Contacts:
  - (i) **Project Director:** Mr. Anthony Goodnight, Director of Public Works & Engineering Services  
City of Huntington  
300 Cherry Street, Huntington, Indiana 46750  
Phone: (260) 356-1400, email: [anthony.goodnight@huntington.in.us](mailto:anthony.goodnight@huntington.in.us)
  - (ii) **Chief Executive:** Mayor Brooks L. Feters  
City of Huntington  
300 Cherry Street, Huntington, Indiana, 46750  
Phone: (260) 356-1400, email: [brooks.feters@huntington.in.us](mailto:brooks.feters@huntington.in.us)
- f. Date Submitted: January 20, 2014
- g. Project Period: Three years
- h. Population: 17,391 (*U.S. Census Bureau 2010*)
- i. Special Considerations Checklist: Attached

Very truly yours,



Mayor Brooks L. Feters  
Mayor of Huntington, Indiana

**FY2014 U.S. EPA BROWNFIELDS HAZARDOUS SUBSTANCES AND PETROLEUM ASSESSMENT  
GRANT APPLICATION  
CITY OF HUNTINGTON, INDIANA**

**RANKING CRITERIA FOR ASSESSMENT GRANTS**

**1. Community Need:**

The City of Huntington (the City) is located 25 miles southwest of Fort Wayne, Indiana situated at the fork of the Little Wabash River (Little Wabash) and Wabash River (Wabash) and is comprised of 8.4 square miles. Founded in the early 1800's, Huntington became known as the "Lime City" due to lime production. By 1885, there were over 31 lime kilns in the City. As the lime industry grew, other industries located in the City and Huntington flourished. With the decline of the lime industry, a downward spiral ensued that the City has struggled to overcome. Currently, the City has over 700,000 square feet of vacant industrial buildings that recently housed companies providing good-paying jobs. The City is mired in a systemic economic crisis, with families struggling to meet basic needs. The City desperately needs this grant to improve its economic conditions and recognizes the threats that existing brownfields represent to the most vulnerable citizens living near these sites. The City also recognizes redeveloping brownfields protects the community from urban sprawl, preserves undeveloped land, and helps maintain a stable agricultural economy. The City has made redevelopment of brownfields a top priority.

**a. Targeted Community and Brownfields:**

(i) The City was constructed at a time when industrial facilities were the focal point of communities. Over 100 years of industrial operations created numerous brownfields and had a cumulative impact to the health and welfare of the City. With this grant, the City can determine the extent of brownfields contamination and conduct remedial planning to control contaminant migration, protecting and improving health and welfare in the City. The City desperately needs to enhance its brownfields program, and an Assessment Grant will provide the funds to begin to tackle these issues and establish a formal brownfield redevelopment approach. The City has identified four target communities that have numerous or large brownfields or sites with immediate health and human threats that are located in low-income neighborhoods, creating environmental injustice. The targeted communities are (1) **Porter Neighborhood** (Porter) which includes the former HK Porter asbestos brake pad manufacturer; (2) the **2<sup>nd</sup> Street Area** (2<sup>nd</sup> Street) located in central Huntington which contains multiple brownfields including Yeoman Park and a brownfield priority site; (3) the **Riverside Corridor** (Riverside) includes the Riverside South Gateway Redevelopment Initiative (RSGRI) and multiple brownfields located along the northern banks of the Little Wabash; and, (4) **West Park Drive Corridor** (West Park) which in addition to a multitude of smaller brownfield sites contains three priority brownfields, the Schacht Rubber Plant, former IMCO Rubber plant and the abandoned Model Drycleaners.

(ii) Demographic data for the City and targeted communities are presented below:

	<u>National</u>	<u>Indiana</u>	<u>Huntington (City)</u>	<u>Porter<sup>4</sup> (1/2 Mile)</u>
Population <sup>1</sup>	308,745,538	6,483,802	17,391	1,344
Children (%) <sup>1</sup>	27.0%	27.9%	27.7%	27.9%
Seniors (%) <sup>1</sup>	13.0%	13.0%	13.5%	11.7%
Women, Child-bearing (%) <sup>1</sup>	23.9%	23.5%	25.4%	23.1%
Unemployment <sup>2,4</sup>	7.2%	8.1%	9.4%	13.5%
Minority % <sup>1</sup>	27.6%	15.7%	3.6%	3.9%
Poverty Rate <sup>3</sup>	15.1%	15.6%	16.8%	26.8%
<50%Poverty Rate <sup>3</sup>	6.5%	8.5%	7.3%	12.5%
Median Household Income <sup>3</sup>	\$49,445	\$47,185	\$35,638	\$29,025
Per Capita Income <sup>3</sup>	\$27,319	\$24,048	\$17,992	\$13,716



	<b>Riverside<sup>4</sup></b> <b>(1/2 mile)</b>	<b>2<sup>nd</sup> Street<sup>4</sup></b> <b>(1/2 mile)</b>	<b>West Park<sup>4</sup></b> <b>(1/2 mile)</b>
Population <sup>1</sup>	4,465	2,533	1,455
Children (%) <sup>1</sup>	31.2%	31.1%	29.1%
Seniors (%) <sup>1</sup>	10.1%	9.5%	17.8%
Women Child-bearing (%) <sup>1</sup>	24.9%	25.2%	24.8%
Unemployment <sup>2</sup>	12.4%	12.7%	11.2%
Minority % <sup>1</sup>	4.0%	4.2%	4.1%
Poverty Rate <sup>3</sup>	19.6%	24.2%	23.2%
<50% Poverty Rate <sup>3</sup>	7.0%	7.9%	9.6%
Median Household Income <sup>3</sup>	\$35,484	\$30,550	\$29,269
Per Capita Income <sup>3</sup>	\$15,815	\$13,704	\$17,391

<sup>1</sup>Data from 2010 U.S. Census and is available at [www.census.gov](http://www.census.gov)

<sup>2</sup>Data from Bureau of Labor Statistics (August 2013) and is available at [www.bls.gov](http://www.bls.gov)

<sup>3</sup>Data from 2010 American Community Survey (ACS) and is available at [factfinder.census.gov](http://factfinder.census.gov)

<sup>4</sup>Data obtained from ESRI Business Analyst dissection census tract, of adjusted U.S. Census Report and ACS available at [www.bao.esri.com](http://www.bao.esri.com)

(iii) The City has identified over 125 potential brownfields (gasoline/service stations, manufactured gas plants, foundries, railroad switch yard, bulk petroleum plants, machine shops, metal scrap yards, and manufacturing plants) and the Indiana Department of Environmental Management (IDEM) has identified over 60 sites of known or suspected environmental contamination (hazardous substances and petroleum products); most located in or around impoverished neighborhoods and/or near the Little Wabash or Wabash rivers. The vast majority of these brownfields have not been assessed. Residents are potentially being exposed to brownfields contaminants via direct contact, airborne particulates, vapor intrusion, and ingestion. The City's overriding health and welfare concern is the concentration of brownfields in poor residential neighborhoods and it has identified priority brownfields in the targeted communities to begin to address this concern. Brownfields in the targeted communities are located in impoverished neighborhoods and near schools, parks, or waterways, where the threat of contaminant exposure is intensified. The table below lists health effects associated with contaminants at the priority sites and impacts to populations.

<b>Target Community (Site)</b>	<b>Contaminants</b>	<b>Health Effects<sup>1</sup></b>
<b>Porter</b> (HK Porter) former asbestos brake manufacturer: 13 acres	Asbestos, metals, solvents, cyanide, polycyclic hydrocarbons (PAHs), volatile organic compounds (VOCs)	Headaches, poor coordination, respiratory and cardiovascular problems, liver/kidney damage, nerve and brain damage, lung cancer
<b>Sensitive receptors:</b> Poor residents with poverty rate 1.8 times higher and per capita income 50% less than U.S. rates; adjoins church day care, runoff/groundwater to drain located 630 feet from site that discharges to the Little Wabash 3/10 of a mile to the south. Vacant unsecured site, with friable asbestos products confirmed in the buildings and site soils, VOC impacted soil and groundwater and off-site impact exceeding direct contact criteria confirmed in adjacent low-income neighborhoods. Site has tax reverted to City.		
<b>Riverside</b> (RSGRI sites): 10 acres	VOCs, metals, organic solvents, polychlorinated biphenyls (PCBs), PAHs	Acne/skin irritation; respiratory problems, blood vessel damage; headaches; poor coordination; liver, kidney, nerve damage
<b>Sensitive receptors:</b> Poor residents with poverty rates 79% higher, with a per capita income 43% lower than U.S. rate and 15.5% more children than national rate. Located on the Little Wabash, threatens ecosystem via runoff/groundwater venting. Vacant buildings attractive to vagrants and children. USDA designated "Food Desert" area.		
<b>2<sup>nd</sup> Street</b> (Yeoman Park-former rail switchyard): 30 acres	Metals, organic solvents, VOCs, PAHs, PCBs	Acne/skin irritation; respiratory problems; blood vessel damage, headaches, poor coordination; liver, kidney, nerve damage



**Sensitive receptors:** Park visitors and poor neighborhoods with a poverty rate 1.6 times higher and a per capita income half of the U.S. average, with 31.1% of population living within ½ mile of the park are children. Recent reports have indicated stained soils exist at shallow depths below the surface.

**West Park** (Former Schacht Rubber, IMCO Rubber and Model Cleaners): 17 acres

VOCs, lead, PAHs, and chlorinated solvents, metals

Respiratory damage/failure; anemia, birth defects, bone marrow problems; nerve, liver, kidney damage; stomach, liver, bladder cancer

**Sensitive receptors:** Poor residents living in West Park Corridor have poverty rates and population living below the <50% poverty rate 1.5 times higher than the national average, with higher than average numbers of child-bearing age women, children and seniors, all sensitive populations. West Park area borders the Little River and the IMCO site contains the Charles Drain which discharges to Little River and is slated to go through tax reversion. The West Park community includes Victory Noll and Memorial Parks. Brownfields are vacant and unsecure making them an attractive playground to the large number of children living in West Park. USDA designated "Food Desert" area.

<sup>1</sup> Agency for Toxic Substances and Disease Registry (ATSDR), Texas.

(iv) Other cumulative environmental effects include over 50 confined feeding operations and over 60 oil and gas wells in Huntington County both which significantly threaten the overall groundwater and surface water quality. There are seven abandoned lime quarries within and around the city. Four state highways intersect with two rail systems within the City limits and interstate highway 69 (I-69) is located east of town. Also, the EPA lists Huntington County as a Zone 1 Radon County, the highest radon impact rating with predicted average indoor radon levels greater than 4.0 picoCuries per liter (pCi/L) of air ([www.EPA.gov/radon/zonemap](http://www.EPA.gov/radon/zonemap)). The rail and transportation systems were built to service the industries that are located in congested low-income neighborhoods, so these residents have been disproportionately impacted by air emissions when compared to wealthier citizens who live on the outskirts of town, upwind of the industries, presenting the City with an environmental justice issue. As shown in the table in Section 1.a.ii, the targeted communities have high numbers of low-income populations and higher than average numbers of children and women of childbearing age, therefore they are disproportionately exposed to these other cumulative issues and do not have the resources to protect themselves (e.g. radon testing and mitigation), creating environmental injustices.

#### **b. Impacts on Targeted Community:**

These brownfields, located close to residences, schools, and parks, are negatively impacting sensitive populations by potentially exposing them to numerous contaminants via direct contact, inhalation and ingestion of particulates, and vapor intrusion inhalation pathways. According to *State Cancer Profiles, Incidence Rate Report for Indiana by County, 2005-2009*, colon/rectal cancer incidence rate (cases per 100,000 population/year) for Huntington County (60.5) are 31% higher than U.S. rate (49.4) and kidney cancer rates (25.7) are the second highest in the state exceeding the U.S. rate (15.6) by a staggering 64.7%. The non-Hodgkin lymphoma rate (25.3) exceeds Indiana's rate of 12.1 by 109%. Historically, women have played a major role working in industrial jobs to provide income to their families and the rates of female cancer, birth defects, and elevated blood lead levels in children are extremely disturbing. The ovarian cancer rate (14.7) exceeds the state of Indiana rate (12.4) by 18.5%, uterus cancer (33.7) exceeds the U.S. rate (24.4) by 38.1% and colon/rectal cancer (54.0) in women is 34.3% higher than the U.S. rate of 40.2. According to the Indiana State Department of Health ([www.in.gov/isdh/20425](http://www.in.gov/isdh/20425)), Huntington has the highest total birth defect rate in the State of Indiana (411.71), the 2<sup>nd</sup> highest atrial septal defect rate, 4<sup>th</sup> highest rate of autism, 5<sup>th</sup> highest rate of hypospadias, and 6<sup>th</sup> highest patent ductus arteriosus defect rate. Teratogens including arsenic, lead, mercury PCBs, paints and organic solvents have been identified as site contaminants at the target community brownfields. Huntington also has the highest percentage of children with elevated blood lead levels in the state, exceeding Indiana's second highest county by 31%. These statistics clearly indicate that residents in the City have been impacted by both brownfields and industrial operations. Asthma prevalence rates are also an immediate concern. Huntington County has the 6<sup>th</sup> highest asthma hospitalization rate in the State of Indiana and 3<sup>rd</sup> highest rate of hospital discharges (*The Burden of Asthma in Indiana, 2011*). The report also indicates that low income populations are disproportionately affected with higher asthma rates than mid to upper income populations. This



demonstrates the disproportionate impact from pollutants associated with industrial operations and brownfields to the City's low-income residents, epitomizing environmental injustice. Additionally, the Huntington County Health Department has been informed of unconfirmed report of a cancer cluster downwind of the former HK Porter plant in the **Porter** Neighborhood. Please note the above data is only available at the county-level; however, is statistically valid since 47% of the county's population lives in the City.

Another health and welfare concern is migration of contaminants from brownfields to the Little Wabash, the Wabash, and their tributaries. There are multiple brownfields identified within a ¼ mile of these surface waters that threaten these sensitive ecosystems, including three sites in the **Riverside** target community that are on the banks of the Little Wabash. Streams and connected tributaries have served as the waste conveyance system for industrial operations and urban runoff, impairing the rivers' ecosystems. These conditions present a threat to the viability of the rivers and watershed ecosystems, as well as pose exposure hazards to residents and visitors (via direct contact and ingestion) from recreational use of the waterways. The Little Wabash and Wabash are also home to eight species of mussels, one fish, six birds and five mammals included in Indiana's Endangered, Threatened, and Rare Species program. These and many other sensitive species require protection from contaminated run-off and groundwater.

**c. Financial Need:** The City of Huntington has been decimated by the recent economic downturn. Currently there is over 700,000 square feet of vacant industrial building space in the City. In the last ten years, the poverty rate for individuals, children and families has more than doubled and over 1,100 jobs have been lost in the last 13 years from 14 factory closings. With the decline in higher-paying manufacturing jobs, the economic base has crumbled and decreased the money available for community investment. The City needs funding to assess brownfields that are contributing to the demise of targeted communities and commercial/industrial zones. Redevelopment of these sites will provide impoverished residents with sorely needed employment and increase the City's tax base to permit additional investment.

**(i) Economic Conditions** The City's financial need has resulted from the decrease in available revenue the City has to operate and provide redevelopment support. Indiana revised its property tax codes to provide property tax caps at the same time the recession caused a reduction in property values, resulting in gross taxing authority of the County (county and city taxes) falling a crippling 25.9% since 2007 (*2010 Property Tax Report, Huntington County*). The City's budget has been decimated by the economy, requiring reduction of the City's budget by over 17% in the last two years alone on top of a 20% reduction in tax receipts between 2008 and 2011. This deficit in tax revenues has resulted in the City cutting employment 32.7% since 2007; further reducing the City's ability to redevelop brownfields.

**(ii) Economic Impacts of Brownfields:** The City's primary financial concern is the lack of quality employment opportunities, which is disproportionately impacting impoverished residents in the target communities. Over the last eleven years, the poverty rate for Huntington has increased by 155%, from 6.6% to 16.8%, and the change in the poverty rate for children has increased to a deplorable 117% (8.2% to 17.8%). Unemployment has also increased an incredible 113.6% over the last 10 years (*STATS Indiana*). Compounding the problem is once manufacturing jobs are lost, replacement jobs are usually lower-paying service sector positions. This systemic trend has hit low-income residents hardest. In the last 10 years, families receiving food stamps in Huntington County (City residents account for 47% of county population) has increased a staggering 299.0% and students receiving free school lunches have increased by 132.6% (*STATS Indiana, Family/Social Services Data*). As shown in Section 1a(ii), the target communities have numbers of children, elderly and women of child-bearing age at or above the national average and per capita income and poverty rates that are significantly worse than the overall City, Indiana and U.S. rates. The brownfields within the targeted communities have also decimated property values. According to the American Community Survey, the average house values in the targeted communities are up to 30% lower than the average house in the City and 30% to 50% less than the state average. Decreasing property values result in low to negative asset growth, resulting in less investment by residents. In a vicious cycle of environmental injustice, the same brownfields that resulted in residents losing local good paying jobs are decreasing their property values. Unable to move, they are forced to travel further for lower wages with increased transportation costs. Compounding the problem, the City must secure unsafe



buildings and maintain municipal services to these areas. At HK Porter alone, the City police responded to trespassing complaints 23 times in the last two years and a portion of the building was set on fire in 2009, further jeopardizing City residents. Despite the dire economic conditions, the City made brownfield redevelopment a top priority and has committed significant matching funds to this grant (Section 2.c). Based on the expected assessment scopes, the assessment/cleanup planning costs associated with the targeted communities are estimated to be at least \$500,000. Without an Assessment Grant, the City will not be able to support the assessment of these brownfields and begin the process of redeveloping these sites which are impacting the economic viability of the City.

## **2. Project Description and Feasibility of Success**

### **a. Project Description**

(i) Brownfield redevelopment was one of the primary goals identified by citizens in development of the City Comprehensive Plan (CCP), adopted in September of 2012. Using the CCP, the City developed the following **Assessment Grant Goals**: 1. protect citizens from direct contact exposures from brownfields; 2. improve the unacceptable poverty rate by redeveloping brownfields to diversify and create high-paying jobs; 3. mitigate exposure hazards and revitalize blighted neighborhoods without displacing residents; 4. increase property values and job growth within walking distance to poor neighborhoods via redevelopment; 5. protect the Wabash River and Little Wabash River ecosystems from impacts from brownfields via uncontrolled runoff and groundwater migration; and, 6. support redevelopment that enhances and expands existing greenspace and linear parks and is in line with future land use plans developed in the CCP. The **Assessment Grant Goals** coincide with the EPA's guiding Livability Principles.

The brownfields program approach is directed by the **Assessment Grant Goals**. The grant project will start with addressing a minimum of five sites within the target communities. The target communities were chosen based on community needs and stakeholder knowledge that redevelopment of the priority sites within the target communities will act as catalysts, providing the greatest return on grant funds investment and in agreement with citizens' desires.

The **Riverside Corridor** target community contains the Riverside South Gateway Redevelopment Initiative (RSGRI), a 10-acre area that contains three brownfields: a former automobile dealership dating back to the early 1950s; a former gasoline service station; and a former manufacturing site/auto salvage yard. The RSGRI is located on the banks of the Little Wabash, in the center of the downtown business district. The RSGRI was identified by citizens as the top priority in the 2012 Downtown Visioning Initiative (DVI), completed by Ball State University. In the current state, the RSGRI sites serve as an undesirable gateway into the city and are a lynchpin development for the DVI and CCP master plans. The RSGRI calls for redevelopment with an amphitheater to host cultural festivals, increasing tourism and business growth, establishing a farmers market, and creating a boat portage, allowing recreational use of the river, which currently cannot be accessed due to a river lock. The RSGRI will be connected to other parts of the city with a pedestrian bridge, riverwalk, and walking paths. Portions of the site will also be redeveloped with a mixed use commercial development that will draw on the natural beauty of the riverfront and provide new housing alternatives to residents within walking distance to downtown. An important factor regarding the RSGRI is that it is located within walking distance (one mile) to 60% of the City's residents. The community believes the RSGRI redevelopment outlined in the DVI will catalyze redevelopment of other downtown brownfields, transforming the downtown area. It is anticipated extensive Phase II Environmental Site Assessment (ESA) work will be required to assess the nature and extent of contamination and develop remedial planning, including implementation of engineering controls and hazardous materials abatement to permit safe reuse protective of the Little Wabash River ecosystem.

The **Porter Neighborhood** was named after the former HK Porter asbestos brake plant. The City will secure ownership through tax reversion in March, 2014. The City completed preliminary assessments which confirmed the presence of soil and groundwater impacts at the site. With lead exceeding direct contact concentrations on portions of the site adjoining neighboring residential areas. Asbestos has been confirmed in the soils at the site and within the buildings. An extensive Phase II ESA is needed to facilitate on and off-site cleanup planning for removal of hazardous materials (benzene, asbestos, etc.), impacted soil remediation, groundwater treatment, and development of exposure controls. Based on the size and





location of the site, the planned redevelopment will result in a mixed use professional and residential development that will limit exposures and provide much-needed jobs and affordable housing.

The **2<sup>nd</sup> Street Area** is a historical industrial area within low-income neighborhoods and contains multiple brownfields and Yeoman Park, a priority site. Yeoman Park was the site of a former rail switch yard that was vacated decades ago and inherited by the City. Recently, residents reported areas of stained, black soil are present beneath the site's surface. During formulation of the City's CCP, citizens expressed the desire to repurpose the park back to commercial and manufacturing uses and develop a new park at another location designed to be protective of park users and neighborhood residents (children comprise 31% of population within ½ mile). Returning this and nearby sites to commercial enterprises would provide much needed employment opportunities to another economically challenged area of the City. Redeveloping this site to a mixed commercial and manufacturing use would bring new high-paying jobs within walking distance to many of the poorest residents of Huntington. Using grant funds to determine the nature and extent of the environmental impact created by the former rail switch yard and other adjoining brownfields, the City will be able to assess the imminent health risk to residents using the park and determine what cleanup activities will be required to quickly attract new developers. Redevelopment of this site agrees with community's desires published in the City's land use plan.

The former IMCO Rubber, Schacht Rubber and Model Cleaners are three priority sites located in **West Park Drive Corridor**. The assessment grant will allow characterization of the sites to assess contamination associated with former rubber manufacturing and dry cleaning operations, allowing remedial planning to limit migration of contaminated groundwater to the Little Wabash and address vapor intrusion exposures in surrounding low-income residential neighborhoods. Redevelopment plans include a new commercial enterprise with a portion of the site converted to a citizen-driven community garden. The site will require comprehensive assessment and remedial planning prior to demolition. The Schacht Rubber and Model Cleaners buildings were constructed in the early 1900's and are within walking distance to the downtown district. Redevelopment plans call for new a mixed-use commercial space that includes a low-income housing component, bringing new employment and housing opportunities into an economically depressed targeted area of the City.

(ii) The City is prepared to begin the assessment grant project immediately upon award. After being awarded the Assessment Grant, the Coalition will prepare a Work Plan with community support (Section 3.) for EPA approval and prepare and advertise a contractor request for qualifications with a deadline of retaining a contractor within eight weeks of the award. The Coalition and a qualified environmental consultant (the project team) will lead the brownfields program (Section 5.a) which will begin by preparing an overall 36-month project budget to ensure the project remains on schedule and is completed within the three-year grant cycle. The City of Huntington and a qualified environmental consultant (the project team) will lead the brownfields program (Section 5.a). The City of Huntington Engineering Department (CHED) will act as lead organization on the project and manage the day-to-day grant operations including: updating/maintaining the brownfields inventory; distributing project information to the community; assessment site selection; and progress tracking. The CHED will be responsible for procuring contractual services and submitting the required reports to the EPA. The City works closely with the Huntington County United Economic Development (UED). The UED has a long and close working relationship with the City and will be an active partner in assisting the City with brownfield redevelopment strategies and site marketing and will work with property owners to secure site access to prepare the sites for assessment activities. Site access will be provided for by: including a site access clause in purchase agreements between current and prospective owners for property transfers; working with Huntington County agencies to arrange access for tax-foreclosed properties; obtaining access agreements from lenders for lender-foreclosed properties; and using the City's local nuisance and blight ordinances to gain access to sites that present an imminent threat to public health.

The project team will focus on expanding the City's brownfield inventory. Because of legal issues associated with publicly listing private properties, the inventory will focus on developable sites, secure permission to add these sites to the inventory, creating a list that includes these approved sites and publicly listed contaminated sites. The City, environmental consultant, and community organizations (Section 3.)





will be involved in the inventory, which will continue throughout the grant period. After being deemed eligible by the EPA and community notification, the site will be assessed through performance of a Phase I Environmental Site Assessment (ESA) and/or a Phase II ESA. ESA procedures will be instituted to ensure that the community is protected from contaminants during assessment work (Section 4.a). Upon receipt of assessment results, the environmental consultant will work with the City and partners to devise liability management, cleanup, and site use strategies that support redevelopment and improve the health of residents and the environment. After completion of initial assessment activities, investigations may be needed to further define the extent of contamination and design environmental response actions for cleanup and safe reuse use of the site. Contaminated sites may be entered into the Indiana Brownfields Program (IBP), Voluntary Remediation Program (VRP), or Underground Storage Tank (UST) Program. The results of assessments will be disseminated to the community via public meetings and notification of community organizations (Section 3.). If health threats are identified, IDEM and Huntington County Health Department will be notified (Section 3.b). If needed, the City will seek additional funding from local and state sources and/or the EPA (Section 2.c) for assessment activities and subsequent environmental response activities. The project team will meet monthly to ensure individual projects are progressing and the overall project schedule benchmarks are being met.

(iii) Redevelopment plans which meet the objectives outlined in community-driven **Assessment Grant Goals** will be considered for grant funding. The priority sites previously discussed in the targeted communities will be given top priority for funding. Secondary priority will be given to other sites that are believed to be impacting residents and sites that have a viable interested developer. The assessment grant will also support businesses to redevelop smaller brownfields throughout the City. By assessing the targeted areas, the City hopes to improve the vitality of the neighborhoods, create jobs, increase greenspace and improve recreational opportunities. With this approach, the City will support revitalization of hardest-hit areas, mitigate immediate health/environmental threats, provide support to enhance economic development, and create jobs. These assessments will support redevelopments in areas with existing infrastructure, create local jobs and amenities, and create and protect greenspace responsibly. When redeveloped, these sites will increase commercial and manufacturing growth in impoverished neighborhoods and shorten commuting time to find gainful employment. Assessment data will determine the extent of brownfields contamination; evaluate exposure pathways and assist in developing mitigation/remediation strategies protective of health and the environment; and support brownfield redevelopment planning and marketing. This approach may be revised if goals for outputs/outcomes (Section 2.b) are not being met or community concerns arise.

#### **b. Task Description and Budget**

**Task 1 Programmatic Costs:** Programmatic costs are \$3,700. The City is providing all personnel costs except for \$1,500 (included in the hazardous substances grant budget) for updating and maintaining brownfields information in the Assessment, Cleanup, and Redevelopment Exchange System (ACRES) system (\$50/hour for 30 hours). Once a site has been determined to be eligible, it will be entered into ACRES. The ACRES profiles will be updated after completion of Phase I and II ESAs, remediation, and/or redevelopment. The petroleum grant includes one person attending one EPA Brownfields Conference and an additional brownfield conference (\$1,100/ trip).

**Task 2 Community Outreach:** Community outreach costs of \$1,500 are included for each grant. This includes contractual costs of \$2,000 (\$1,000 for each grant) for conducting community outreach and stakeholder meetings, and City costs of \$1,000 for printing, and mailing project information and documents to concerned citizens and community stakeholders (\$500 for each grant). *Output=minimum of 4 kickoff meetings, 30 monthly meetings, 1 project closeout meeting*

**Task 3 Site Inventory and Selection:** The City has an initial inventory; the budget includes inventory maintenance costs of \$3,600 which includes travel costs of \$600 (\$400 for hazardous substance grant and \$200 for petroleum grant) for identifying new sites and showing sites to interested parties. The environmental consultant will assist in compiling the list throughout the project at costs of \$3,000 (\$2,000 for hazardous substance grant and \$1,000 for petroleum grant). *Output=40 new brownfields identified.*



**Task 4 Site Assessment:** Sites will be evaluated through performance of Phase I and/or II ESAs in accordance with All Appropriate Inquiry (ASTM Standard E1527) and other ASTM standards. The City will focus grant funds on performing assessments, especially Phase II ESAs to determine the nature and extent of the contamination at priority sites where the history is known. For these sites, a Phase I ESA may not be required. For priority sites with an imminent property transaction, a Phase I ESA will be completed regardless of historical knowledge. The City also anticipates supporting due diligence at sites where business interest occurs during the project. Based on past experience in the City, anticipated Phase I ESA costs will range from \$5,000 to \$8,000 and Phase II ESA costs will range from \$15,000 to \$60,000. The hazardous substances budget includes contractual costs of \$173,300 based on four Phase I ESAs at \$5,500 each (\$22,000 total), and five Phase II ESAs at \$30,260 each (\$151,300 total). The petroleum budget includes contractual costs of \$127,100, based on four Phase I ESAs at \$5,500 each (\$22,000 total) and five Phase II ESAs at \$21,020 each (\$105,100 total). These are averaged costs used for budgeting. Actual costs may vary. *Output=8 Phase I ESAs and 10 Phase II ESAs completed.*

**Task 5 Cleanup Planning:** The City will conduct cleanup planning as required by the IBP, VRP, or UST programs for brownfields where redevelopment is imminent. This may include preparing Remediation Work Plans (RWP), assessing brownfields cleanup/redevelopment alternatives, or evaluating institutional and engineering controls. Contractual costs for this task are estimated at \$22,500 (hazardous substances) and \$16,800 (petroleum), based on completing two hazardous substances RWPs at \$11,250 each and two petroleum RWPs at \$8,400 each. *Output=4 RWPs and cleanup plans completed.*

Budget Categories	Petroleum Assessment Grant Project Tasks					
	Task 1 Programmatic Costs	Task 2 Community Outreach	Task 3 Site Inventory	Task 4 Site Assessment	Task 5 Cleanup Planning	Total Budget
Personnel						
Travel	2,200		\$400			\$2,600
Supplies		\$500				\$500
Contractual		\$1,000	\$2,000	\$127,100	\$16,800	\$146,900
<b>Total Budget</b>	<b>\$2,200</b>	<b>\$1,500</b>	<b>\$2,400</b>	<b>\$127,100</b>	<b>\$16,800</b>	<b>\$150,000</b>
Budget Categories	Hazardous Substances Assessment Grant Project Tasks					
	Task 1 Programmatic Costs	Task 2 Community Outreach	Task 3 Site Inventory	Task 4 Site Assessment	Task 5 Cleanup Planning	Total Budget
Personnel	\$1,500					\$1,500
Travel			\$200			\$200
Supplies		\$500				\$500
Contractual		\$1,000	\$1,000	\$173,300	\$22,500	\$197,800
<b>Total Budget</b>	<b>\$1,500</b>	<b>\$1,500</b>	<b>\$1,200</b>	<b>\$173,300</b>	<b>\$22,500</b>	<b>\$200,000</b>

In order to evaluate progress, the City will document the outputs listed above. The City will also measure the following outcomes: acres of land assessed; land remediated and redeveloped; acres of parks and greenspace preserved or created; number of jobs created or retained; tax revenue generated; redevelopment investment value; and other funding leveraged. The City will evaluate the project progress semi-annually and will adjust the site selection process if the project is not meeting the expected outcomes.

#### c. Ability to Leverage:

Assessment Grants are vital for catalyzing brownfields redevelopment projects because they cover costs for site assessment needed to support liability management, project design, and remediation planning. This alone is rarely sufficient to ensure a successful redevelopment. The City understands that this grant will not be a complete cure to the conditions brownfields have created so the City has been diligent in saving economic development funds for years to address priority brownfields. Because of strong fiscal



management, the City is committing a \$125,000 match (plus \$50,000 of in-kind resources) to the grant. After completing assessments, matching funds will be used for abatement, remediation, and demolition. The City's funds will not be enough to cover assessment and redevelopment of these sites alone but combining them with grant funds will allow the City to tackle these projects and facilitate redevelopment.

<b>Source</b>	<b>Resources Leveraged/Role of Resources</b>	<b>Estimated Value</b>	<b>Likelihood</b>
City <sup>1</sup>	Outreach meeting rooms, materials/staff for press releases, LinkedIn, Facebook, website updates, meetings. Staff to oversee financial transactions to support programmatic activities and site selection. Site access to support Phase I/II ESAs (bush/debris clearing building access, etc.).	<b>\$25,000</b> (500 hrs at \$50/hr) <b>\$10,000</b> for site access (equipment /staff 10 days @ \$1,000/day)	100% City will provide in-kind resources
City	Preliminary assessment of HK Porter and Downtown Visioning Initiative for Riverside Corridor (RSGRI)	<b>\$45,000</b>	100% projects complete
City Tax Increment Finance (TIF) Redevelopment <sup>1</sup>	Brownfield Demolition and Cleanup	<b>\$75,000</b>	100% match for structure removal/cleanup
City Economic Development Income Tax (CEDIT) <sup>1</sup>	Brownfield Demolition and Cleanup	<b>\$50,000</b>	100%, match for structure removal/cleanup
Environmental Consultant	Required documentation/reporting including: monthly reports, QAPP/ HASP plans, project meetings.	<b>\$10,000</b> (100 hrs at \$100/hr)	100% required of Consultant
Huntington University <sup>1</sup>	Students and staff to conduct ground surveys of the County to identify and prioritize developable sites.	320 hours- 20 students @16 hrs ea.)	90%-100% participation dependent
Huntington TIF districts	Property tax revenue generated from redevelopments for site acquisition, infrastructure and site improvements	Depends on development value	100% for TIF if district redevelopments
Tax abatement	Property tax abatement on new equipment/property improvement for periods up to 10 years	Depends on development value	100% if eligible

<sup>1</sup> Commitment letters are included in Attachment C.

The following existing state and federal resources are also available by application and may be used following expenditure of grant funds:

- Office of Community and Rural Affairs – Indiana Main Street Grants, Demolition Grants.
- EPA Clean Water State Revolving Fund and Indiana Brownfields Program (IBP) Revolving Loan Fund (RLF) – loans for cleanup/remediation activities.
- Excess Liability Trust Fund (ELTF) – reimbursement of monies spent to clean up petroleum releases from underground storage tanks (USTs).
- State of Indiana Economic Development for a Growing Economy, Headquarters Relocation Tax Credit, Hoosier Business Investment Tax Credit, and Industrial Recovery Tax Credit – tax credits and abatements for redevelopments.
- Additional EPA Assessment, Cleanup, and Revolving Loan Fund (RLF) Grants –Assessment Grants (up to \$400,000 per grant), cleanup (\$200,000 per grantee-owned site), and RLF (up to \$1 million).

### **3. Community Engagement and Partnerships**



**a. Community Involvement Communication Plan:** The City understands the importance of involving the community in planning. During formation of the City Comprehensive Plan (CCP), feedback from community guided development of the plan's goals, which included addressing priority brownfields in the targeted communities and establishing the Assessment Grant Goals. The City recognizes establishing successful engagement requires a proactive communication plan. The City has identified residents, property owners, local civic and business leaders, concerned citizens, lenders and developers as stakeholders for the project. Stakeholders will be involved with assisting the City with site selection for assessment, reuse planning and cleanup decisions. Following notice of an Assessment Grant award, the City will announce the award and the availability of the draft Work Plan to the community through a press release to the local newspaper (Huntington Herald Press), the chamber of commerce newsletter and by posting a notice on the City's website. To reach less literate residents, the City will place advertisements on local area radio stations (WBZQ 1300 AM, WVSH 91.9 FM and WXKE 102.9 FM) and will send notices with city water bills to ensure that citizens without internet access are also notified and will send notices to local business leaders. The City will establish a Facebook and LinkedIn group for the grant, to allow community interaction during the entire project. The City will include instructions on reaching these forums in all press releases and published information. The City will use this communication plan for all notifications and outreach during the grant period. Because of the low Hispanic population (2.4%) the City does not anticipate the need to provide Spanish translation services but will translate notices or documents if requested. Hard copies of the draft Work Plan will be located at the City offices and local public libraries for those without availability to internet, knowledge, or experience. The public will be able to provide comments verbally to the City, electronically (Facebook/LinkedIn), or in writing via email/letters. The comments will be discussed during public meetings. The draft Work Plan will be modified in response to relevant comments.

Following Work Plan approval, the City will schedule (using the communication plan) kick-off meetings to acquaint the community with the project and reaffirm the **Site Assessment Goals**. To ensure the targeted communities are engaged, the City will utilize the HU student partnership to canvas the neighborhoods with the meeting announcements and to answer residents' questions. At least one kick-off meeting will be broadcast via a webinar for citizens who cannot attend, and additional meetings scheduled if needed. The City will ask the public to identify sites they feel are impacting their health and welfare, which will be added to the brownfields inventory. The meeting presentation materials and minutes will be posted on Facebook, LinkedIn, and the City website with hard copies at City Hall and library branches. Sites will be selected for assessment based on community concern, developer interest, and the City's plan to evaluate priority sites. As sites are selected, the City will present the reasoning for site selection at public meetings and solicit feedback. The City will use community comments, viability of the project, and compatibility with the Assessment Grant Goals as metrics to access grant funds. Project updates will be provided monthly at public City Council meetings and the project team will attend community organization meetings to discuss the project or specific site assessments.

After completing an assessment, information will flow outward to the community, notifying stakeholders of assessment results, and explaining health and environmental impacts. Assessment results will be posted on the City website, Facebook, and LinkedIn with hard copies made available at City Hall and the public library. If health threats are identified, written notices will be sent to impacted citizens, included with water and utility bills, and the Huntington County Health Department will be contacted (Section 3.b). When cleanup and/or redevelopment planning is initiated, explanations of plans and rationales, and solicitation of comments on those plans, will be implemented. The project team will hold pre-scheduled open public monthly meetings for stakeholders to solicit feedback on the assessment grant findings and promote and improve project outcomes. At project close, the City will hold final public meetings to notify the community of the project outcomes. The presentation materials and minutes will be archived on the City website, Facebook and LinkedIn with paper copies at the public library and City offices.

**b. Partnership with Government Agencies:**

(i) The City will develop partnerships with local and state environmental/health agencies to ensure that the project is successful. The Huntington County Health Department (HCHD) has been instrumental in community education programs related to septic systems, methamphetamine laboratories, lead poisoning,



and groundwater protection. The HCHD provides blood lead testing to children and can provide groundwater testing. The experience of HCHD will be used to help identify/verify off-site health risks posed by contamination; identify toxicological issues; perform risk evaluations; conduct notification and education programs; and coordinate health testing if contaminant migration is confirmed.

Since there is no local environmental oversight agency, the City will establish a strong partnership with the Indiana Department of Environmental Management (IDEM) to ensure assessment, cleanup, and redevelopment of brownfields is conducted in compliance with the rules and guidance promulgated by the IDEM VRP (Indiana VCP) and/or IDEM UST program, as applicable. Partnering with IDEM and/or Indiana Brownfields Program (IBP) district and headquarters staff will be important for technical support, resolution of regulatory or procedural issues, and interpretation of rules and guidance documents. For petroleum-impacted sites, IDEM will be involved in the site eligibility determination prior to assessment. IDEM will review and approve Remediation Work Plans and Remediation Completion Reports for sites where response actions are completed. If contamination discovered through assessments potentially impacts the health of local populations, IDEM and the HCHD will be notified and brought in as project partners. The cleanup criteria established by IDEM under the Remediation Closure Guide (RCG) will be used to identify and address on-site health and environmental threats.

(ii) The City will partner with the Indiana Economic Development Corporation (IEDC) to assist with site marketing and provide expertise in brownfield repurposing to create and retain jobs. The City will consult with the Indiana Finance Authority Brownfields Sustainability Initiative to provide guidance and insight into successful sustainable brownfield projects.

**c. Community-based Organizations:** The City identified the following organizations as project partners. The organizations' letters of support are included in Attachment D.

***Pathfinder Services (Pathfinder):*** Located in Huntington, Pathfinder is a human and community development non-profit organization dedicated to assisting developmental or economic challenged people achieve independence. Pathfinder is also active in developing housing for the City's low-income residents. Through their existing network, Pathfinder will assist the City in community outreach and education to the poor on risks associated with brownfields and provide assistance and advice in redevelopment projects to meet the needs of low-income residents.

***Izaak Walton League – Huntington County (IWLHC):*** IWLHC is a local branch of a national organization dedicated to restoring ecosystems and promoting a cleaner environment. IWLHC provides educational programs and outreach. It will be an integral partner for allowing grant information flow outward and a resource on ecosystem protection strategies. As a national organization, IWLHC will draw on national ecosystem protection experience at the local level.

***Huntington University (HU):*** HU will provide students and staff to conduct ground surveys of the City to identify and prioritize developable sites and provide other support as needed (community health and surveys, etc.). Students can develop conceptual redevelopment designs.

***Citizens For a Better Huntington (C4BH):*** C4BH is a grass roots community organization that assists the community with challenges by mobilizing concerned citizens. The C4BH will provide outreach through their existing network and input into redevelopment projects.

***Huntington County Chamber of Commerce (Chamber):*** The Chamber promotes businesses and encourages business/industrial investment in the community. The Chamber will assist in identifying additional brownfields, support redevelopment planning, market assessed brownfields, and inform businesses/developers of the availability of grant funds.

***Huntington Habitat for Humanity (HHH):*** The HHH currently works to provide safe, energy efficient, low-cost housing to disadvantaged citizens. HHH can provide specific knowledge and advice on meeting the needs of the large number of impoverished residents. The City plans to partner with the HHH ReStore to recycle building materials during deconstruction (demolition) that can be resold to reduce landfill wastes and provide funding for HHH's mission.



**4. Project Benefits:** The **Assessment Grant Goals** supports growth that enhances the quality of life, creates economic vitality and preserves existing neighborhoods and environmental integrity. With an Assessment Grant, the City can incentivize brownfield redevelopment and improve health, welfare, economic, and environmental benefits to the community.

**a. Health and/or Welfare and Environment Health:** Brownfield redevelopment will remove contaminant sources, limiting inhalation, ingestion, and dermal exposures and protecting and improving health/welfare of the residents with the specific benefits associated with the redevelopment of priority sites in targeted communities as summarized below. Similar benefits are expected from redeveloping smaller brownfields.

Targeted Community	Redevelopment Plan/Benefits
<b>Porter Neighborhood</b>	Hazardous building materials, USTs and chemicals (asbestos, lead, and benzene) will be identified and removed and the buildings demolished. Chlorinated solvent, metal and asbestos impacted soil and groundwater will be identified/remediated to limit vapor intrusion and inhalation concerns for poor adjoining residents and school children and contaminated stormwater/groundwater will be eliminated protecting the Little Wabash and exposure barriers installed if necessary and will be redeveloped with mixed commercial uses.
<b>Riverside Corridor</b>	Waste/junk materials and USTs will be removed and recycled. The extent of impacted soil and groundwater will be identified and cleaned up to address direct contact concerns for low-income residents. If needed, an exposure barrier will be constructed to allow safe reuse of the site as previously described. Contaminated stormwater and groundwater will be eliminated, protecting the Little Wabash.
<b>2nd Street Area</b>	The extent of metals, volatile organic compounds (VOCs) and solvent-impacted soils and groundwater will be determined and exposure risks to both park visitors and adjoining neighborhoods will be assessed. If needed, soil and groundwater cleanup will begin, and barrier systems will be installed to provide safe reuse as a high-tech manufacturing site with mixed use components.
<b>West Park Drive Corridor</b>	Hazardous building materials will be identified/abated, with some planned demolition (IMCO). Exposure risks to adjoining residents, from direct contact and vapor intrusion, and stormwater and groundwater threats to the Wabash River will be eliminated. The extent of impacts will be defined and if necessary barrier systems and soil and groundwater cleanup will be begin. The sites will be redeveloped with low-income housing, commercial use and a community vegetable garden, creating a fresh food oasis in the urban food desert.

Redevelopment of these brownfields epitomizes the equitable development principles of utilizing new investment in economically disadvantaged neighborhoods to directly benefit residents. Because this work will be completed on existing industrial sites, residents will reap the benefits without being displaced. These outcomes coincide with the Livability Principles<sup>1</sup> of increasing economic competitiveness, leveraging federal investment, valuing and supporting the community and neighborhoods. The redevelopments will also limit nonpoint pollution sources and discharges to improve water/sediment quality in the Little Wabash and Wabash, reducing contaminants, improving aquatic life, and increasing recreational opportunities.

Assessment Grant operating procedures will ensure that the community is protected from contaminants during assessment work. A Health and Safety Plan (HASP) will be completed for each site where intrusive sampling will occur, and access to the site will be controlled during the assessment. When subsurface or building material samples are collected, the release of particulates/vapors will be monitored and controlled through use of engineering controls and specialized work practices. Decontamination/purge water will be containerized on-site and appropriately disposed. The City will use the assessment data to determine how to protect the community prior to, during and after redevelopment activities.

**b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse:**

(i) Sustainable development principles including focusing development on existing cities, matching land uses to available infrastructure, and protecting natural resources and greenspace are woven into the City Comprehensive Plan. Because brownfields in the City are abandoned manufacturing buildings located in

<sup>1</sup> Principles adopted by the partnership between the U.S. EPA, United States Department of Transportation, and United States Department of Housing and Urban Development to promote smart growth.





urban areas served by existing infrastructure, the reuse of these sites epitomizes sustainable redevelopment. The City will only provide Assessment Grant funds and other local programs for projects where necessary infrastructure exists or can be upgraded at a reasonable cost. By incentivizing brownfield redevelopment in this manner, the City will direct development into areas with existing infrastructure, limiting expenditures on utility extensions, reducing the use of construction materials and air emissions from construction. The City will be involved in brownfield redevelopments and will encourage/require the use of green site investigation (e.g., in-situ data loggers, direct-push drilling) and remediation techniques (e.g., idling reduction plans for equipment, diesel vehicle retrofit technologies, and solar-powered equipment and charging systems) during site cleanup and redevelopment. The City will encourage incorporating innovative stormwater management techniques (rain gardens, bioswales, etc.), and other sustainable design approaches, such as demolition and construction materials recycling, and use of building materials with low-volatility into brownfields redevelopments. When existing buildings must be removed, the City will encourage deconstruction, rather than conventional demolition, and will utilize the HHH ReStore as one method to help ensure building components are recycled. For redevelopment projects, the City will encourage the installation of energy efficient heating/cooling/lighting systems, resulting in reduced resource use and operating costs, and encourage developments to pursue certification through the Leadership in Energy and Environmental Design (LEED) program. These sustainable approaches will reuse existing resources, and reduce fossil fuel, energy use, emissions, and waste generation during redevelopment.

(ii) Each of the planned redevelopment projects in the targeted communities discussed in this application meet no less than two of the criteria that define the EPAs Livability Principles: sustainable and equitable cleanup and reuse approaches; sustainable development; and equitable development. The City has promoted sustainable development in past projects. The City oversaw the redevelopment of the former CFM/Majestic plant to Onward Manufacturing which created 300 new jobs in the **2<sup>nd</sup> Street Area**. The City is currently engaged in a sustainability energy/resource reduction program, designing their first porous pavement stormwater management system, and utilizing full-depth reclamation in new pavement projects.

### **c. Economic or Non-economic Benefits:**

(i) Brownfield redevelopment will result in job creation, an increased tax base, and preservation or enhancement of greenspace, all of which meet the **Assessment Grant Goals**. The City believes increased manufacturing, retail, and recreational options spurred by brownfields redevelopment will improve living conditions, attract new development, maintain the vibrancy of commercial districts, and limit generation of new brownfields. Expanded commercial districts will improve the tax base and diversify the work force, rendering it less vulnerable to economic swings. These outcomes coincide with the guiding Livability Principles of valuing/supporting community neighborhoods and increasing economic competitiveness. In addition to increasing the tax base, redevelopment in the target communities will have the following economic benefits:

**Porter Neighborhood:** Redevelopment of the HK Porter site calls for a mixed use commercial/light industrial development with low income housing and an estimated investment of over \$5 million creating upward of 120 jobs. Cleanup/deconstruction costs are expected to be \$300,000. Approximately \$75,000 of additional assessment will be required utilizing grant funds creating an assessment grant leverage (total investment and cleanup costs to assessment grant funds) of 70:1.

**Riverside Corridor:** The RSGRI community amphitheater will allow the City to host festivals and promote commerce for the farmers market and downtown businesses. The planned investment for the community is expected to be \$1 million, primarily utilizing corporate donations. The mixed use portion of the development will create up to 50 jobs with an estimated \$2 million private investment. Cleanup costs are estimated to be \$250,000. Commerce will also be generated through recreational river use that does not currently exist by creation of a canoe portage. The RSGRI will provide trail connectivity, a riverwalk, and a location for a farmers market, providing a new local fresh food source in a designated USDA Food Desert. As the Downtown Visioning Initiative (DVI) lynchpin, creating a usable riverfront will spur new developments along the river, removing other brownfields, and increasing investment and new jobs. The redevelopment will require \$120,000 of assessment grant funds with a total assessment grant fund leverage of 27:1.





**2<sup>nd</sup> Street Area:** Redevelopment of this site as a commercial and manufacturing park will result in the investment of an estimated \$15,000,000 (including cleanup costs) creating 300 to 400 new jobs within walking distance to the City's large poverty-stricken population. In addition, new greenspace will be created at other locations in the City to better serve neighborhood residents, which will be linked via walking and bike trails on sites that are safer for use by park visitors. Assessment costs of \$90,000 are planned for a total assessment grant leverage of 167:1.

**West Park Drive Corridor:** Redevelopment of these sites as a mixed use commercial and residential development with a designated community vegetable garden will further enhance the riverfront and provide fresh food alternatives in the USDA designated Food Desert area. Redevelopment of this property will have an estimated investment of \$5 million, with \$275,000 of cleanup and deconstruction (IMCO) costs. The redevelopment will create an estimated 100 new jobs and provide new and safe low income housing alternatives. Assessment costs are project to be \$120,000 with a total assessment grant leverage of 44:1.

The redevelopment of priority brownfields in targeted communities will result in creation of additional greenspace. All of the new planned redevelopment projects will include open and accessible spaces and will promote the use of pedestrian/ bike paths. Currently, none of the priority sites (except Yeoman Park in the 2<sup>nd</sup> Street Area) include greenspace, which prohibits creating connectivity between city parks. Redevelopment of these sites will enable the City to enhance pedestrian access between parks and along the riverfront. While the 2<sup>nd</sup> Street Area redevelopment will result in the loss of portions of a city park, the residents are concerned about exposure risks associated with the former rail switchyard on which the park was constructed and, after redevelopment is complete, the City will replace the park with greenspaces that are protective of the residents at more accessible locations to neighborhoods linked with pedestrian pathways. The 2<sup>nd</sup> Street Area redevelopment is strongly supported by the target area citizens and is included in both the CCP and the citizen-approved long term land use plan. The City's overall plan is to maintain or increase the number and/or acreage of park space and enhance the park system by creating connectivity between the parks. The City has demographics shifting towards an older population and, with the economic downturn; residents are turning to community parks as an inexpensive family activity. These changes require a shift towards accessible trail and park systems that are family-friendly. The City recognizes it must expand and connect its existing greenspace to improve the walkability of the City as evidenced by the planned riverwalk and open greenspace in the Riverside Corridor redevelopment plans. With the redevelopment serving as a destination that is located within walking distance by 60% of the City and, for the first time, enabling recreational use of the Little Wabash River, the City can help reverse the 146% rise of obesity and 120% increase in adults with a sedentary lifestyle reported between 2004 and 2009 (Huntington County Community Health Assessment, 2010). Parks and urban greenspace along waterways act as environmental buffers, keeping industry from infringing on sensitive ecosystems and brownfields assessment along the rivers will facilitate the City's acquisition of the needed lands.

(ii) There is no EPA Environmental Workforce Development and Job Training program operating in the City; however the City will reach out to established programs in Indianapolis and Gary, Indiana. The City plans to use the local Indiana Region 3 Workforce Board (WorkOne), Ivy Tech Community College and Pathfinder Services to connect with the available workforce and promote local hiring for brownfields assessment and redevelopment activities. The City will team with Huntington University (Section 3.c) to link residents to the necessary education and training to secure employment in the environmental field. By completing the inventory, students will gain work experience, spurring interest in brownfield redevelopment careers. The City will require their environmental consultant to present interactive summaries of Phase I and II ESAs to local students to build interest in brownfield redevelopment careers.

## **5. Programmatic Capability and Past Performance:**

**a. Programmatic Capability:** The City is ready to implement an Assessment Grant and will request to begin community outreach activities prior to Cooperative Agreement (CA) approval. The project team will include representatives from the City, Huntington Countywide Department of Community Development (DCD) and an environmental consultant.

Mr. Anthony Goodnight will serve as project director and will ensure that grant reporting requirements are met. Mr. Goodnight has been with the City of Huntington for the last eight years and is the Director of



Public Works and Engineering Services. City staff will support Mr. Goodnight with the City's Clerk-Treasurer Office providing financial tracking and documentation support and the City Attorney's office providing liability management support. The City will endeavor to maintain the grant management team in place during the grant project. The City's management continuity plan in the event of loss of the project director relies on Mr. Bryn Keplinger, Assistant Director of DCD which is co-funded by the City. Mr. Keplinger is experienced in administering grants and is familiar with the Assessment Grant Goals, as he authored the CCP and participated in developing the DVI. As a member of the project team, Mr. Keplinger will be intimately involved with grant operations and can immediately serve as the replacement project director in case of the loss of Mr. Goodnight. Mr. Keplinger and the environmental consultant will be responsible for continued operations, selection, and training of a new project director, if necessary.

The City will retain a competent environmental consultant to assist in managing and tracking activities funded by the Assessment Grants and conducting ESAs. The environmental consultant will be retained using a Qualifications-Based Selection Process that complies with the applicable federal procurement regulations (40 CFR §31.36). The consultant will be experienced in all aspects of EPA Assessment Grant management and will have extensive experience with, the Indiana Voluntary Remediation Program (VRP), successfully managed at least five EPA Assessment Grants projects, and at least three successful brownfields redevelopment projects that leveraged multiple redevelopment financing incentives.

The City works closely with the Huntington County United Economic Development Department (UED) to encourage business expansion in the City and provides access to real estate to support economic growth. The UED will market brownfields, assist developers with site selection, and promote incentives.

**b. Audit Findings:** The City has not received adverse audit findings from OMB Circular A-133 audit or an audit conducted by a federal, state, tribal, or local government or similar organization.

**c. Past Performance:** The City of Huntington has not been a previous recipient of an EPA Brownfields Assessment Grant. The City has extensive experience managing federal and non-federal assistance agreements, examples of which are listed below:

Grant	Amount	Purpose	Outcome	Measurement Success
Indiana Dept. of Transportation (IndOT) –Etna Avenue	\$2.58MM	Construct 10' linear trail install curb, gutters and storm water sewer, grade changes to stop flooding	Right of way being purchased, 2015 construction	Reduced flooding, new linear trail when complete
IndOT Safe Routes to School – Master Plan	\$75,000	Develop master plan for establishing safe pedestrian routes between schools and neighborhoods	Prioritized projects by need (volume) and risks	Plan complete, routes being completed, increased safety rates
IndOT Highway Safety Improvement Plan sign inventory/replacement	\$45,000	Mandated inventory and mapping all sign locations in the city	GIS system complete so all characteristics of signs available remotely	Project completed, GIS system functioning
IndOT Railroad Intersection Marking Grant Office	\$12,000	Improve safety at railroad crossings	Restripe and improve markings at all city railroad crossings	Reduction in railroad crossing accidents
Indiana Housing and Community Development Authority – Community for a Lifetime Grant	\$662,000	Grant promotes physical, social, mental and economic well-being across a lifespan	Assisting elderly with owner occupied aging in place project and proving funding for owners 50/50 split for City's sidewalk replacement program	Two year grant cycle, tracking number of owner occupied houses retrofitted for aging, length of sidewalks replaced

The City complied with funds disbursement requirements, financial tracking, reporting requirements, submitting technical documents, documenting project progress, and auditing requirements for the listed grants. The City has the procedural knowledge to successfully disburse Assessment Grant funds and track Assessment Grant expenditures.



**ATTACHMENT A**  
**THRESHOLD DOCUMENTATION**



Printed on recycled paper

## THRESHOLD CRITERIA

### FY 2014 U.S. EPA BROWNFIELDS HAZARDOUS SUBSTANCES AND PETROLEUM ASSESSMENT GRANT APPLICATION

Submitted By: The City of Huntington, Indiana

## THRESHOLD CRITERIA

- 1. Applicant Eligibility:** The City of Huntington is a General Purpose Unit of Local Government in the State of Indiana.
- 2. Letter from the State or Tribal Environmental Authority:** A letter from the Indiana Department of Environmental Management (IDEM) is included in Attachment B.
- 3. Community Involvement:** The City understands the importance of involving the community in planning. During formation of the City Comprehensive Plan (CCP), feedback from community guided development of the plan's goals, which included addressing priority brownfields in the targeted communities and establishing the Assessment Grant Goals. The City recognizes establishing successful engagement requires a proactive communication plan. The City has identified residents, property owners, local civic and business leaders, concerned citizens, lenders and developers as stakeholders for the project. Stakeholders will be involved with assisting the City with site selection for assessment, reuse planning and cleanup decisions. Following notice of an Assessment Grant award, the City will announce the award and the availability of the draft Work Plan to the community through a press release to the local newspaper (Huntington Herald Press), the chamber of commerce newsletter and by posting a notice on the City's website. To reach less literate residents, the City will place advertisements on local area radio stations (WBZQ 1300 AM, WVSH 91.9 FM and WXKE 102.9 FM) and will send notices with city water bills to ensure that citizens without internet access are also notified and will send notices to local business leaders. The City will establish a Facebook and LinkedIn group for the grant, to allow community interaction during the entire project. The City will include instructions on reaching these forums in all press releases and published information. The City will use this communication plan for all notifications and outreach during the grant period. Because of the low Hispanic population (2.4%) the City does not anticipate the need to provide Spanish translation services but will translate notices or documents if requested. Hard copies of the draft Work Plan will be located at the City offices and local public libraries for those without availability to internet, knowledge, or experience. The public will be able to provide comments verbally to the City, electronically (Facebook/LinkedIn), or in writing via email/letters. The comments will be discussed during public meetings. The draft Work Plan will be modified in response to relevant comments.

Following Work Plan approval, the City will schedule (using the communication plan) kick-off meetings to acquaint the community with the project and reaffirm the Site Assessment Goals (defined in the application). To ensure the targeted communities are engaged, the City will utilize the HU student partnership to canvas the neighborhoods with the meeting announcements and to answer residents' questions. At least one kick-off meeting will be broadcast via a webinar for citizens who cannot attend, and additional meetings scheduled if needed. The City will ask the public to identify sites they feel are impacting their health and welfare, which will be added to the brownfields inventory. The meeting presentation materials and minutes will be posted on Facebook, LinkedIn, and the City website with hard copies at City Hall and library branches. Sites will be selected for assessment based on community concern, developer interest, and the City's plan to evaluate priority sites. As sites are selected, the City will present the reasoning for site selection at public meetings and solicit feedback. The City will use community comments, viability of the project, and compatibility with the Assessment Grant Goals as metrics to access grant funds. Project updates will be provided monthly at public City Council meetings.

and the project team will attend community organization meetings to discuss the project or specific site assessments.

After completing an assessment, information will flow outward to the community, notifying stakeholders of assessment results, and explaining health and environmental impacts. Assessment results will be posted on the City website, Facebook, and LinkedIn with hard copies made available at City Hall and the public library. If health threats are identified, written notices will be sent to impacted citizens, included with water and utility bills, and the Huntington County Health Department will be contacted (Section 3.b). When cleanup and/or redevelopment planning is initiated, explanations of plans and rationales, and solicitation of comments on those plans, will be implemented. The project team will hold pre-scheduled open public monthly meetings for stakeholders to solicit feedback on the assessment grant findings and promote and improve project outcomes. At project close, the City will hold final public meetings to notify the community of the project outcomes. The presentation materials and minutes will be archived on the City website, Facebook and LinkedIn with paper copies at the public library and City offices.

**4. Site Eligibility and Property Ownership Eligibility:** This application is for a community-wide Coalition Brownfields Assessment Grant. Consequently, site eligibility and property ownership eligibility criteria are not applicable.

**ATTACHMENT B**  
**LETTER FROM STATE AUTHORITY**





## INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

*We Protect Hoosiers and Our Environment.*

100 N. Senate Avenue • Indianapolis, IN 46204

(800) 451-6027 • (317) 232-8603 • [www.idem.IN.gov](http://www.idem.IN.gov)

Michael R. Pence  
Governor

Thomas W. Easterly  
Commissioner

January 22, 2014

Mr. Anthony Goodnight  
Director of Public Works & Engineering Services  
City of Huntington  
300 Cherry Street  
Huntington, Indiana 46750

Re: U.S. EPA Brownfields Grant Proposal  
Acknowledgement Letter  
Community-wide Assessment  
Hazardous Substances and Petroleum  
City of Huntington  
Huntington County, Indiana

Dear Mr. Anthony Goodnight:

This letter is provided in support of the City of Huntington's (City) proposal to the U.S. Environmental Protection Agency (U.S. EPA) for Brownfields Community-Wide Assessment Grant funding. The Indiana Department of Environmental Management (IDEM) acknowledges that the City is applying for \$350,000 (\$200,000 for hazardous substances and \$150,000 for petroleum) to perform Phase I and Phase II Environmental Site Assessments of priority brownfield sites, and, as applicable, cleanup and redevelopment planning activities for these priority brownfields. IDEM is aware that the City also plans to conduct community outreach activities (i.e., coordinating and conducting meetings with stakeholders and the general public) to inform residents of the availability of the grant funds as well as the progress of the grant projects.

IDEM believes that that City of Huntington has demonstrated its commitment to redeveloping brownfields by taking advantage of financial and/or technical assistance offered by the Indiana Brownfields Program in the past. This assessment grant funding will help the City continue its effort to address brownfields in the community. Should an opportunity arise for the City to need/pursue cleanup at any of the sites investigated with this grant funding, IDEM realizes the City will work with the Indiana Brownfields Program and/or explore participating in the IDEM Voluntary Remediation Program.

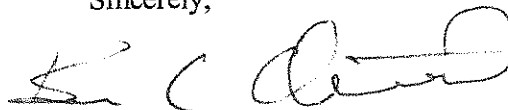
Based on the information submitted, IDEM considers the City of Huntington an excellent candidate to receive U.S. EPA grant funding to continue its brownfield redevelopment efforts, which support Indiana's brownfield initiative. IDEM looks forward to continuing its partnership with the City of Huntington. For further assistance, please contact Michele Oertel of the Indiana Brownfields Program toll free at (800) 451-6027, ext. 4-0235, or directly at (317) 234-0235 or at [moertel@ifa.in.gov](mailto:moertel@ifa.in.gov).



A State that Works



Sincerely,

A handwritten signature in black ink, appearing to read "Bruce A. Oertel". The signature is fluid and cursive, with a large loop at the end.

Bruce A. Oertel, Chief  
Remediation Services Branch  
Office of Land Quality

BAO/mmo

cc: *(via electronic transmission)*  
Linda Mangrum, U.S. EPA Region 5  
Kelley Moore, U.S. EPA Region 5

**ATTACHMENT C**

**COMMITMENT LETTERS FOR LEVERAGING**





**Office of the Mayor**

January 8, 2014


Mr. Anthony Goodnight  
Director of Public Works and Engineering Services  
City of Huntington  
300 Cherry Street  
Huntington, Indiana 46401

RE: Leveraged Funding from Local Government Boards  
FY2014 U.S.EPA Brownfields Assessment Grants  
Huntington, Indiana

Dear Mr. Goodnight:

The City of Huntington (City) is providing this letter as documentation of our commitment to provide in-kind local government staff resources to support implementation of two FY2014 U.S. EPA Brownfields Assessment Grants (\$200,000 for Hazardous Substances and \$150,000 for Petroleum Substances). Specifically, the City will provide up to 500 hours of staff time (includes grant project manager and staff) to support programmatic, community outreach functions and site selection associated with the Assessment Grant Project. These services include preparation of quarterly reports, progress meetings, financial tracking, preparation and distribution of Project information, hosting public meetings, and coordination with U.S. EPA personnel. The value of these in-kind services is approximately \$25,000 (500 hours at an average hourly rate of \$50). In addition the County will provide site access assistance such as clearing brush and debris and building access to support assessment activities. The value of these in-kind services is approximately \$10,000 (10 days at \$1,000 per day).

Very truly yours,

  
Mayor Brooks L. Petters  
The City of Huntington



# CITY OF HUNTINGTON

## REDEVELOPMENT COMMISSION

Mr. Anthony Goodnight  
Director of Public Works & Engineering Services  
City of Huntington  
300 Cherry Street  
Huntington, IN 46750

Thursday, January 02, 2014

Dear Mr. Goodnight,

The City of Huntington Redevelopment Commission is pleased to support the City of Huntington's application for two FY2013 U.S. EPA Brownfields Assessment Grants (\$200,000 for Hazardous Substances and \$150,000 for Petroleum Substances). The Redevelopment Commission is providing this letter as documentation of our verified commitment to provide leveraged funding in support of the City's grant application.

The Commission operates a consolidated Tax Increment Financing (TIF) District in the City of Huntington. This TIF helps the community recapture tax dollars on new investment and creates funds to support the actual redevelopment of brownfields and other urban sites along with infrastructure aimed to spurring private investment in a manner that leads to increased development and a higher quality of life. The Commission's 2008 Consolidated Economic Development Plan calls for the redevelopment of older and underutilized areas of the City and is specifically "intended to include the redevelopment of old industrial sites, such as HK Porter, Schacht Rubber and others".

As approved at its January 2, 2014 meeting, the City of Huntington Redevelopment Commission will provide a match of \$75,000 to support costs related to demolition and clean-up of brownfield sites after the assessment work under this grant application is completed. As you are aware, the Redevelopment Commission has been diligent in saving funds over the years for brownfield redevelopment from TIF revenue in an effort to tackle some of biggest eyesores in our community such as H.K. Porter and the RSGRI. We are excited that this grant will finally provide us the resources needed to bring real change to Brownfields within the City of Huntington.

The City of Huntington Redevelopment Commission is committed to supporting the City's US EPA Brownfields application with our funding and overwhelming support

Sincerely,

A handwritten signature in black ink, reading "Bryn D. Keplinger".

Bryn Keplinger  
President, Redevelopment Commission



**Office of the Mayor**

January 8, 2014

Mr. Anthony Goodnight  
Director of Public Works and Engineering Services  
City of Huntington  
300 Cherry Street  
Huntington, IN 46401

Re: Leveraged Funding from Local Government Boards  
FY2014 U.S.EPA Brownfields Assessment Grants  
Huntington, Indiana

Dear Mr. Goodnight:

The City of Huntington is pleased to support the City of Huntington's application for two FY2014 U.S. EPA Brownfields Assessment Grants (\$200,000 for Hazardous Substances and \$150,000 for Petroleum Substances). The City is providing this letter as documentation of our commitment to provide leveraged funding to support the City's Grant Project. Specifically, the City of Huntington will provide a match of **\$50,000** from the City Economic Development Income Tax (CEDIT) fund to support costs related to demolition and clean-up at brownfield sites after the assessment work is completed with this grant. As you are aware the City has been diligent in saving funds over the years for brownfield redevelopment in an effort to spur brownfield redevelopment at sites like HK Porter and the RSGRI. We are confident with this U.S. EPA Assessment grant and our matching funds we will finally have the funds needed to bring real change to the City of Huntington.

The City of Huntington is committed to supporting the City's Assessment Grant Project with our funding.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Brooks L. Fetters", is written over a horizontal line.

Mayor Brooks L. Fetters



January 10, 2014

Mr. Anthony Goodnight  
Director of Public Works and Engineering Services  
City of Huntington  
300 Cherry Street  
Huntington, IN 46401

RE: FY 2014 U.S. EPA Brownfields Assessment Grant  
Community Organization and Leveraging Support  
Huntington, Indiana

Dear Mr. Goodnight:

Huntington University (HU) has learned that the City of Huntington (the City) is applying for a U.S. EPA Brownfields Assessment Grant. As part of the grant application, HU understands that the City must secure local community organization support and leverage additional funds/resources to support the grant project. HU believes that the grant project will greatly benefit the community and would like to offer its strong support for the project.

HU offers over 70 undergraduate and graduate programs from our campus located on the north side of the City. It is the mission of HU to enhance the lives of the residents of north central Indiana through our academic programs, our activities and organizations, and through community engagement. Graduates of HU find employment in business and industry in the City and surrounding communities in Huntington County.

HU believes that the City grant project offers an ideal opportunity for the university to support our community and, at the same time, provide our students with a real-life experience in the environmental field. Students and staff from HU's Biology and Environmental Science programs are equipped to conduct ground surveys of the City to support the grant project and provide other support as needed such as community and health surveys. Students may also develop conceptual redevelopment designs and participate in brownfields design charrettes to support redevelopment of specific sites or areas and assist in providing input into sustainable designs. The students will present their findings to the City to support the grant project and to their respective HU professors/advisors to support their educational advancement. HU anticipates that up to 20 students could participate in the grant project and dedicate between 40 and 50 hours each to the project over a the three-year grant period.

Please feel free to contact Dr. Bruce Evans, professor of biology, at 260-359-4202 or [bevans@huntington.edu](mailto:bevans@huntington.edu) if you have questions. I know that Dr. Evans would be happy to assist you.

HU supports the City as it seeks an Assessment Grant, and looks forward to working with the City as it identifies and prioritizes the brownfields that are adversely impacting our community.

Sincerely,

*Sherilyn R. Emberton*  
Dr. Sherilyn R. Emberton  
President

**ATTACHMENT D**

**LETTERS FROM COMMUNITY-BASED ORGANIZATIONS**







January 14, 2014

Mr. Anthony Goodnight  
Director of Public Works and Engineering Services  
City of Huntington  
300 Cherry Street  
Huntington, IN 46401

RE: Community Support for U.S. EPA Brownfields Assessment Grants  
City of Huntington, Indiana

Dear Mr. Goodnight:

Pathfinder Services is pleased to support your application for two FY2014 U.S. Environmental Protection Agency (U.S. EPA) Brownfields Assessment Grants to assess and promote redevelopment of brownfield sites located in the City of Huntington.

As you know, Pathfinder Services is a not-for-profit human services organization founded in 1966. Pathfinder Services' mission is to strengthen communities primarily by enabling people experiencing developmental or economic challenges to achieve independence, inclusion, and stability.

We have an active community development division dedicated to increasing the assets and wealth of individuals and communities we serve. We are a NeighborWorks America chartered member receiving their training and resources for our work in increasing homeownership as well as being supported in our comprehensive community development work by Rural LISC. Pathfinder Services' role in the Assessment Grant Project will consist of assisting you in community outreach about the grant program to our clients and partners and providing our input into the housing and occupational needs of the poor and needy in our community during brownfield redevelopment planning. We look forward to being a partner in your redevelopment efforts.

Pathfinder Services is committed to improving the lives of citizens in the City of Huntington, many of which have low to moderate incomes, and will provide its resources to support the City of Huntington's brownfield redevelopment efforts.

Sincerely,

John Niederman  
President  
Pathfinder Services, Inc.

January 8, 2014

Mr. Anthony Goodnight  
Director of Public Works and Engineering Services  
City of Huntington  
300 Cherry Street  
Huntington, IN 46401

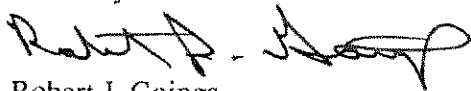
Re: Letter of Support  
FY2014 U.S.EPA Brownfields Assessment Grants  
Huntington, Indiana

Dear Mr. Goodnight:

The Huntington County Chapter of the Izaak Walton League of America (HIWL) is pleased to be a community partner with the City of Huntington for the purpose of assisting with the implementation of a U.S. EPA Brownfields Assessment Grant. Since 1922, the Izaak Walton League has been passionate about conservation efforts of wetlands, streams, wildlife and parks and active in teaching outdoor ethics and promoting responsible outdoor recreation. The HIWL's roll in the grant project will be to assist the City in public outreach to our members and other groups committed to environmental and resource stewardship and will also be a resource and provide input into brownfield redevelopment projects within Huntington to ensure new projects are protective of our sensitive ecosystems. We strongly support your application for the grant as we understand the damage that is being done to our sensitive ecosystems from past industrial practices.

HIWL fully supports the City of Huntington, and looks forward to assisting with revitalizing brownfields for the benefit of the Huntington community and protecting the Little River and Wabash River ecosystems. .

Sincerely,



Robert J. Goings  
President, Huntington Co. Chapter IWL  
260-355-5263



January 10, 2014

Mr. Anthony Goodnight  
Director of Public Works and Engineering Services  
City of Huntington  
300 Cherry Street  
Huntington, IN 46401

RE: FY 2014 U.S. EPA Brownfields Assessment Grant  
Community Organization and Leveraging Support  
Huntington, Indiana

Dear Mr. Goodnight:

Huntington University (HU) has learned that the City of Huntington (the City) is applying for a U.S. EPA Brownfields Assessment Grant. As part of the grant application, HU understands that the City must secure local community organization support and leverage additional funds/resources to support the grant project. HU believes that the grant project will greatly benefit the community and would like to offer its strong support for the project.

HU offers over 70 undergraduate and graduate programs from our campus located on the north side of the City. It is the mission of HU to enhance the lives of the residents of north central Indiana through our academic programs, our activities and organizations, and through community engagement. Graduates of HU find employment in business and industry in the City and surrounding communities in Huntington County.

HU believes that the City grant project offers an ideal opportunity for the university to support our community and, at the same time, provide our students with a real-life experience in the environmental field. Students and staff from HU's Biology and Environmental Science programs are equipped to conduct ground surveys of the City to support the grant project and provide other support as needed such as community and health surveys. Students may also develop conceptual redevelopment designs and participate in brownfields design charrettes to support redevelopment of specific sites or areas and assist in providing input into sustainable designs. The students will present their findings to the City to support the grant project and to their respective HU professors/advisors to support their educational advancement. HU anticipates that up to 20 students could participate in the grant project and dedicate between 40 and 50 hours each to the project over a the three-year grant period.

Please feel free to contact Dr. Bruce Evans, professor of biology, at 260-359-4202 or [bevans@huntington.edu](mailto:bevans@huntington.edu) if you have questions. I know that Dr. Evans would be happy to assist you.

HU supports the City as it seeks an Assessment Grant, and looks forward to working with the City as it identifies and prioritizes the brownfields that are adversely impacting our community.

Sincerely,

*Sherilyn R. Emberton*  
Dr. Sherilyn R. Emberton  
President



# Citizens For a Better Huntington

Mr. Anthony Goodnight  
City of Huntington  
300 Cherry Street  
Huntington, IN 46750

December 12, 2013

Mr. Goodnight,


Citizens For a Better Huntington (C4BH) is excited to support your application for a U.S. Environmental Protection Agency (EPA) Brownfield Assessment Grant to assess and promote the much needed redevelopment of Brownfield sites across the City of Huntington.

C4BH is a grass roots organization formed by citizens of Huntington committed to build a better community by partnering with local government and community groups to address some of the toughest issues facing our City. We are all too aware of Brownfields in our neighborhoods that are contributing to blight, declining property values and stagnate growth. The former HK Porter site is quite possibly the most serious example of an abandoned industrial facility that has been left to detrimentally impact surrounding residential neighborhoods. With no responsible owner since its closure and over 100 years of intense industrial operations, we are not only concerned with the visual blight but the unknown environmental conditions. Unfortunately, the list of sites does not stop there. The more recently closed IMCO facility appears to be quickly following the same course, having already been vandalized and stripped of valuable copper wiring. We recognize the City has few resources and is limited without assistance from the US EPA.

For years we have been forced to sit idly by while the site continues to fall down around us. The problems are far beyond tall grass and broken windows. Now that it has been shuttered, the towering complex continues to emit a unique odor day in and day out. We are angry and frustrated that this property has been allowed to fall into such irresponsible disrepair and have such a detrimental impact on our quality of life. This blighted site is an attractive nuisance to neighborhood children who don't understand the possible environmental threats and continue to break in and use it as a playground. We are also concerned with the high occurrences of asbestos related cancer and deaths in areas surrounding these Brownfield sites. Our organization feels that redeveloping these sites will not only benefit our community by removing these eyesores and increasing our property values, but will also provide much-needed employment opportunities to our residents through any number of future uses. We applaud the City for aggressively charting a course to address these sites and are excited that this grant will only assist us as a community in addressing these issues faster.

C4BH is committed to assisting the City in community outreach and education through our existing network, other community groups and partnering with the City on planning for these much needed redevelopment opportunities to benefit our neighborhoods.

Sincerely,

  
Clyde Stevens

Glenn Cole


  
Tim Guy

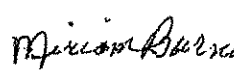
  
Charles Hall

  
Larry Boyd

  
Helen Stevens

  
James Cole Sr.

  
Jim Long

  
Miriam Burnworth

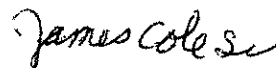
  
Pastor Jon Willis

  
Mike Boyd

  
Matt Taylor

  
Jack Slusser

James Cole Sr.

  
James Cole Sr.



OF HUNTINGTON COUNTY

305 Warren Street  
Huntington, IN 46750

[www.huntingtoncountychamber.com](http://www.huntingtoncountychamber.com)

January 8, 2014

Mr. Anthony Goodnight  
Director of Public Works and Engineering Services  
City of Huntington  
300 Cherry Street  
Huntington, IN 46750

RE: Community Support for U.S. EPA Brownfields Assessment Grants  
City of Huntington, Indiana

Dear Mr. Goodnight:

The Huntington County Chamber of Commerce (HCCOC) is pleased to support your application for two FY2014 U.S. Environmental Protection Agency (U.S. EPA) Brownfields Assessment Grants to assess and promote redevelopment of brownfield sites located in the City of Huntington.

As you know, the HCCOC is a community resource that assists and strengthens local businesses by providing advertising and networking opportunities, as well as hosting educational seminars. The HCCOC's role in the Assessment Grant Project will consist of coordinating with local governmental units, hosting community economic development forums, advertising the grant program, and helping entrepreneurs in accessing and utilizing the grant funds. Many of our members have specific business expertise and knowledge which can assist the city in our community's redevelopment efforts.

The HCCOC is committed to improving regional economic conditions, and will provide its resources to support the City of Huntington's brownfield redevelopment efforts.

Sincerely,



Huntington County  
**Habitat  
for Humanity®**

Help Habitat **ReStore** Huntington County

January 5, 2014

Mr. Anthony Goodnight  
Director of Public Works and Engineering Services  
City of Huntington  
300 Cherry Street  
Huntington, IN 46401

*Building homes  
and hope through  
Christian partnership*

RE: Community Support for U.S. EPA Brownfields Assessment Grants  
City of Huntington, Indiana

Dear Mr. Goodnight:

Huntington County Habitat for Humanity (HCHH) is pleased to support your application for two FY2014 U.S. Environmental Protection Agency (U.S. EPA) Brownfields Assessment Grants to assess and promote redevelopment of brownfield sites located in the City of Huntington.

As you know, the HCHH is a community resource that assists and strengthens the lives of our poor by providing safe and affordable housing alternatives. HCHH works with business and community leaders to strengthen our community by rebuilding our neighborhoods. The HCHH's role in the Assessment Grant Project will consist of assisting you in community outreach about the grant program to our clients and partners and providing our input into the housing needs of the poor and needy in our community during redevelopment planning of brownfields. In addition, we are excited that our ReStore could benefit from building materials and office furniture that can be resold to further our cause and reduce the amount of materials that would need to go to a landfill as demolition waste. We look forward to being a partner in your redevelopment efforts.

ReDuce

ReUse

ReCycle

ReStore Huntington

The HCHH is committed to improving the lives of our residents, and will provide its resources to support the City of Huntington's brownfield redevelopment efforts.

Sincerely,

Jean A. Wright  
Executive Director

1175 Etna Ave Ste D  
Huntington IN 46750  
260.356.7425  
F 260.200.1092  
[www.hchabitat.org](http://www.hchabitat.org)  
[info@hchabitat.org](mailto:info@hchabitat.org)

"For every house is built by someone, but God is the builder of everything." Hebrews 4:3

## United States Senate

January 8, 2014

Mr. Anthony Goodnight  
Director of Public Works & Engineering Services  
The City of Huntington  
300 Cherry Street  
Huntington, IN 46750

Dear Mr. Goodnight:

Economic development and quality of life go hand in hand. Unless our cities are safe and free of the detritus of former industries, they cannot move forward to a brighter future. As the City of Huntington continues the process of revitalizing its neighborhoods as well as its economy, I am pleased to see that it is addressing the blighted areas that are threats to the environment and inhibit both commercial and residential development.

It is wise of the City of Huntington to focus on five priority sites as it begins to tackle the many aging and abandoned commercial sites that scar the landscape. The disadvantaged areas of Huntington will benefit from redevelopment as commercial, public, residential or cultural spaces once the brownfields have been remediated. Without the requested EPA funding, these areas would inevitably fall into further decay, left to create increasingly dangerous environmental and health issues, while making revitalization an even more daunting task.

A prime example of the task ahead for your city is the HK Porter site, a 12 acre site in the middle of the eastern part of Huntington that has been home to a number of industries since 1919 and now lies abandoned. From its collapsing buildings to the multiple benzene tanks strewn about, the residents of Huntington and especially those living within close proximity deserve to have this site cleaned up.

As the rust belt emerges from the ashes of its history, EPA Brownfield funding has been, and I hope continues to be, a lifeline. I sincerely hope the City of Huntington is successful in its application for Brownfield Assessment funding and in its overall revitalization efforts.

Sincerely,



Joe Donnelly  
U.S. Senator



### Appendix 3 Other Factors Checklist

Name of Applicant: City of Huntington, Indiana

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	Other Factor	Page #
	Community population is 10,000 or less	
	Federally recognized Indian tribe	
	United States territory	
	Applicant will assist a Tribe or territory	
	Targeted brownfield sites are impacted by mine-scarred land	
	Targeted brownfield sites are contaminated with controlled substances	
	Recent natural disaster(s) (2006 or later) occurred within community, causing significant community economic and environmental distress	
X	Project is primarily focusing on Phase II assessments.	8
X	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation	9
	Community experienced manufacturing plant closure(s) (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant closures due to bankruptcy or economic disruptions.	
	Recent (2008 or later) significant economic disruption ( <u>unrelated</u> to a natural disaster or manufacturing/auto plant closure) has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
	Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the project area, and can demonstrate that funding from a PSC grant has or will benefit the project area. To be considered, <u>applicant must attach documentation</u> which demonstrates this connection to a HUD-DOT-EPA PSC grant.	
	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant	
	Community is implementing green remediation plans.	
	Climate Change	